

Committee Report

Printed: 2 July 2014

Case Officer **Tamsin Dennis**

14/00946/TPO/

Date received	Date valid	Overall Expiry	Ward	Parish
16 May 2014	16 May 2014	11 July 2014	Raunds Saxon	Raunds

Applicant **Mr Dudley Hughes**

Location 3 Manor House Gardens Raunds Wellingborough Northamptonshire NN9 6UD

Proposal **T1 -1 x Ash rear of property - Reduce canopy by 4 metres T2 - T3 2 x Sycamore front of property - Raise canopy by 2 metres**

1. Summary of Recommendation

1.1 That consent is GRANTED for the works subject to conditions.

1.2 This application is being reported to the Committee as it relates to preserved trees owned and managed by an elected member of East Northamptonshire Council.

2. Proposal

2.1 T1. Ash. Reduce canopy by 4m

T2 – T3. Sycamore. Raise crown by additional 2m from ground level.

3. Location details

3.1 Tree Preservation Order Ref:

TPO 106. Designations A1 and G6

Conservation Area:

None

Right of way and public access:

Public highway to the west of T1 (Ash). Shared private driveway running under the western side of the canopies of T2 and T3.

Views from surrounding viewpoints:

T1 forms part of the a planted belt of trees lining the upper side of the bank to the west of the house, with trees T2 and T3 forming part of the original planting associated with The Manor.

Additional location details:

Ground levels to the west of T1 drop significantly down to the highway to the west, with the applicant's property being set at a higher level to the east.

The ownership of trees T2 and T3 is not confirmed as part of this application, and are likely to form part of the neighbouring property to the east.

4. Relevant Case History

4.1 None applicable

5. Consultations and Representations

5.1 Raunds Town Council – No objection, however requests ENC takes expert advice from a tree surgeon and clarification on the boundary of the property.

6. Health, form and condition. (noted from visual inspection only)
- 6.1 Tree Ref: T1 Species: Ash Age class: M
 Basal condition: Not inspected due to situation on bank side.
 Trunk condition: Single stemmed, noted to be in good condition.
 Bowl & central canopy condition: Good, some signs of past branch loss and broken stubs.
 Outer canopy condition: Signs of past crown reduction and foliage dieback on the western side.
- 6.2 Tree Ref: T2 Species: Sycamore Age class: M
 Basal condition: Not inspected due to location.
 Trunk condition: Good throughout, minor cavities developing from past pruning points.
 Bowl & central canopy condition: Good, significant lateral branching to the east and west, with little lateral growth on a north to south axis.
 Outer canopy condition: Good, minor deadwood, but not a level to cause concern, Signs of conjoined canopy with nearby T3.
- 6.3 Tree Ref: T3 Species: Sycamore Age class: M
 Basal condition: Not inspected due to location.
 Trunk condition: Good throughout
 Bowl & central canopy condition: Good, as with T2, significant lateral branching to the east and west, with little lateral growth on a north to south axis.
 Outer canopy condition: Good, minor deadwood, but not a level to cause concern, Signs of conjoined canopy with nearby T2.
7. Habitat
- 7.1 No active habitats noted
8. Evaluation
- 8.1 The works have been proposed for the following reason(s):
 T1 (Ash) to reduce risk of failure into the road
 T2 and T3 (Sycamore) To allow vehicle access under the canopies of the trees.
- 8.2 Given the location of T1 (as part of a steep bank above a highway) the proposed works are considered to be appropriate. With continued growth there is the risk that adverse weather condition could cause damage to the tree, and consequently causing damage to the bank it forms part of. Reducing the crown area of the tree will help to ensure the tree and the bank remains stable.
- 8.3 The works proposed to create an additional 2m clearance under the western side of the trees T2 and T3 will involve the removal of minor branching only, with no removal of the structural branches on either tree. Given the relatively minor nature of the pruning required, these works are also considered to be reasonable.
- 8.4 The comments received from Raunds Town Council are noted. To address possible ownership issues, the applicant will be advised (by way of an informative) that all relevant ownership permissions will need to be obtained prior to works being undertaken.
- 8.5 To ensure the pruning works are not to the detriment of the trees, it is proposed to attach a condition granted outlining that works should be carried out in accordance with the current British Standard for tree works and industry best practice.
9. Recommendation
- 9.1 That consent is granted for proposed works subject to the following conditions:

Conditions

1. The tree work hereby permitted shall be begun before the expiration of 2 years from the date of this permission.
Reason: Statutory requirement under provision of Section 91 of the Town and Country Planning Act 1990. Reason: Statutory requirement under provision of Section 91 of the Town and Country Planning Act 1990
2. The tree work hereby permitted shall be carried out in accordance with best practice as set out in the current British Standard (BS3998: 2010, Recommendations for Tree Work) and the latest recommendations of the Arboricultural Advisory and Information Service.
Reason: In the interest of the future well-being of the tree(s) on which work is being carried out.
3. The works hereby permitted are to consist of the following: T1. Ash. Reduce canopy by 4m
T2 – T3. Sycamore. Raise crown by additional 2m from ground level. At 3 Manor House Gardens, Raunds and as detailed in the submitted application.
Reason: To define the permission and in the interests of good arboricultural practice.

Informatives

1. The applicant is advised that the potential for habitat disturbance (especially protected species of birds and bats) should be investigated before the works are carried out. If bats are encountered during the works, stop immediately and contact either Natural England and / or your local Bat group
2. In addition to the permission of East Northamptonshire Council hereby granted, and prior to commencing tree works to T2 and T3, all relevant ownership permissions must be obtained.